

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
October 23, 2012

SPECIAL MEETING

Darien Town Hall - Room 119 - 7:03 to 7:21 PM

ZBA members present: Gary Greene, Chuck Deluca, Vic Capellupo, Al Tibbetts, and Jeff Williams

Staff Present: Code Compliance Officer Robert Woodside and Recorder Judy Fazekas

ZBA Chair Gary Greene opened the meeting at 7:03 PM.

OTHER BUSINESS:

Discussion, redeliberation (as instructed by the Superior Court), and possible decision of **Calendar No. 50-2010**, the application of Robert F. Maslan, Jr., Esq. and Maslan Associates P.C. on behalf of Eric and Barbara Simonson regarding the property of J. Willson Ropp and Adrienne Dreiss filed on June 23, 2010 for an appeal under Section 1122, of the Darien Zoning Regulations, of the order, requirement, decision, and/or determination of the Zoning Enforcement Officer to issue a Zoning Permit for the construction of a replacement residence. The property is an interior lot situated east of Hollow Tree Ridge Road and accessed from a common driveway (which also serves 362 and 366 Hollow Tree Ridge properties) located on the east side of Hollow Tree Ridge Road approximately 500 feet north of the intersection of Nutmeg Lane and Hollow Tree Ridge Road and is shown on Assessor's Map #9 as Lots #111A-1 and 114, being 364 Hollow Tree Ridge Road.

Previously seated ZBA members for this request are Vic Capellupo, Al Tibbetts, Chuck Deluca, and Jeff Williams. Gary Greene has also reviewed the Public Hearing transcript and all of the submitted materials in order to be completely familiar with this application and participate in the deliberation. There is no regulatory deadline for this decision.

Due to Judge Tierney's remand, the ZBA Board members carefully reviewed the original application materials and plans, the September 15, 2012 Public Hearing transcripts, minutes, and Judge Tierney's April 9, 2012 decision. Upon a motion by Gary Greene, seconded by Al Tibbetts, the ZBA voted 5-0 to DENY the above delineated, requested appeal.

OTHER BUSINESS

The following additional decisions were made after the ZBA members reviewed the submitted documents, correspondence and/or project plans:

Approval of Minutes of meeting on September 12, 2012. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Al Tibbetts, Jeff Williams, Ruth Anne Ramsey, and John Ashburne.

Tabled until November 14, 2012 meeting.

Discussion and possible recommendations for Zoning Regulation changes to the Planning & Zoning Commission.

Tabled until November 14, 2012 meeting.

ADJOURNMENT

Upon a motion by Gary Greene, seconded by Jeff Williams, and a ZBA vote of 5-0, the meeting was adjourned at 7:21 PM.

These Meeting Minutes,
Respectfully submitted October 24, 2012,
by Robert Woodside,
Code Compliance Officer
ZBA Staff

These Minutes were reviewed by the attending ZBA members, modified as necessary, and upon a motion by Chuck Deluca, seconded by Jeff Williams, the ZBA voted 5-0 to APPROVE the minutes at the ZBA meeting on November 14, 2012. Chuck Deluca, Jeff Williams, John Ashburne, Rich Wood and Vic Capellupo voted in favor of the motion.